

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



North Colonie

+ 3.2%

Change in
New Listings

- 9.2%

Change in
Closed Sales

+ 20.6%

Change in
Median Sales Price

September

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	94	97	+ 3.2%	699	749	+ 7.2%
Closed Sales	76	69	- 9.2%	528	549	+ 4.0%
Median Sales Price*	\$356,500	\$430,000	+ 20.6%	\$350,000	\$375,000	+ 7.1%
Percent of Original List Price Received*	103.9%	100.2%	- 3.5%	103.3%	102.6%	- 0.7%
Days on Market Until Sale	12	30	+ 142.7%	18	23	+ 28.9%
Inventory of Homes for Sale	121	90	- 25.6%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.6%	--	--	--

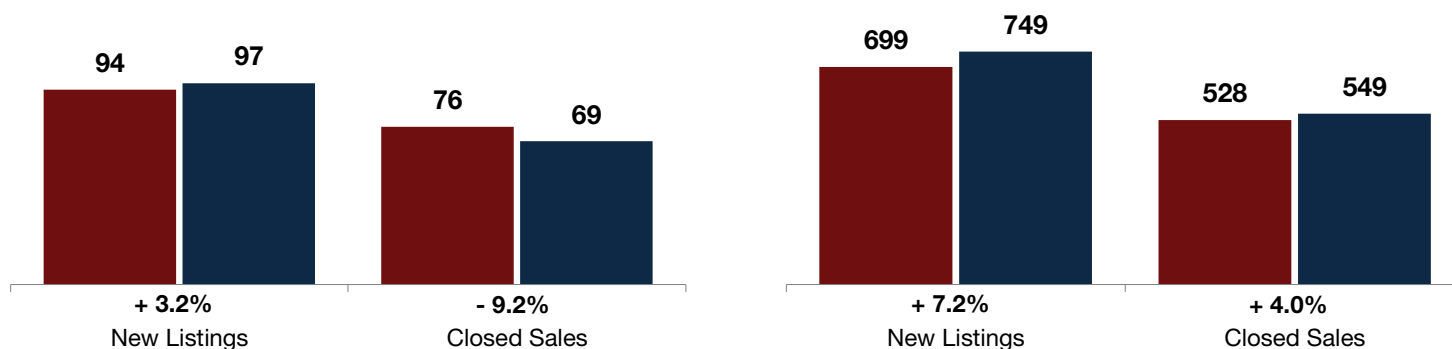
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

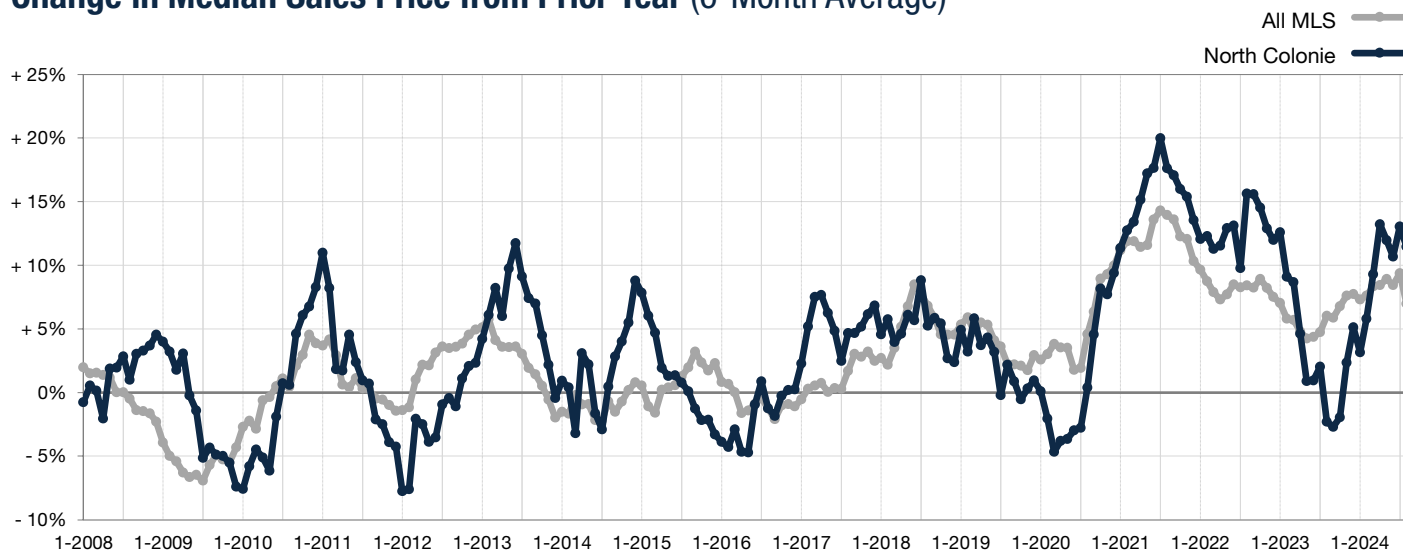
■ 2023 ■ 2024

Year to Date

■ 2023 ■ 2024



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.